

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A meeting of the Council of the City of Vancouver was convened Tuesday, December 4, 1973, 'In Camera', in the Architects' offices of Arthur Erickson & Associates, 2412 Laurel Street, at approximately 1:30 p.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Marzari, Massey, Pendakur  
and Rankin.

ABSENT: Alderman Volrich

UNFINISHED BUSINESS

1. Blocks 51/61/71: Provincial  
Government Development Plans

This item of business was considered by Council 'In Camera' at the request of the Provincial Government.

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The Council recessed at approximately 3:00 p.m. after consideration of the foregoing item of business to reconvene in the Council Chamber at the City Hall.

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The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 3:30 p.m., with the following personnel present:

Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Marzari, Massey, Pendakur,  
Rankin and Volrich.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from Pemberton School, Pemberton, B.C., under the direction of Mr. McConville.

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ADOPTION OF MINUTES

MOVED by Ald. Hardwick,  
THAT the Minutes of the Special Council meeting dated November 22, 1973, be adopted.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,  
THAT the Minutes of the Regular Council meeting, including the 'In Camera' portion, dated November 27, 1973, be adopted.

- CARRIED UNANIMOUSLY.

Blocks 51/61/71: Provincial Government Development Plans

The Mayor advised that pursuant to deliberations earlier this day in the office of the Architects, Arthur Erickson & Associates, respecting Provincial Government Development Plans: Blocks 51/61/71, he was appointing the following to the membership of the Committee established at that consideration:

- Mayor Phillips
- Alderman Bowers
- Alderman Harcourt
- Alderman Hardwick

The Mayor advised he had arranged for a meeting of this Committee next week with the Architects.

MOVED by Ald. Bowers,  
THAT Alderman Massey, as a Director of the Art Gallery, be requested to meet with the Art Gallery, in company with another member of Council to be invited by him, to enquire of the Gallery's space requirements.

- CARRIED UNANIMOUSLY.

Visit of The Rt. Honourable Pierre Elliott Trudeau - Prime Minister of Canada

The Mayor advised The Rt. Honourable Pierre Elliott Trudeau, Prime Minister of Canada, will be at the City Hall at approximately 2:00 p.m. this Friday, December 7, 1973 and will be signing formal documents in respect to the transfer of the 38 acres of Jericho. He advised plans in respect of Jericho will be set up for viewing and all members of Council are invited to be present at this time.

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UNFINISHED BUSINESS (cont'd.)

2. Acquisition for Britannia Community Services Centre (1637 Parker Street)

Under date of November 16, 1973, the Board of Administration submitted a report of the Supervisor of Property & Insurance recommending a final offer to the owner of Lot 19, Block 23, D.L. 264A (1637 Parker Street) required for the Britannia Community Services Centre. The final offer was \$23,000.00 as full and final settlement of the claim for compensation from the City, or failing acceptance of the offer, the Corporation Counsel be authorized to proceed with arbitration.

cont'd.....

Regular Council, December 4, 1973 . . . . . 3

UNFINISHED BUSINESS (cont'd.)

2. Acquisition for Britannia Community  
Services Centre (1637 Parker Street) (cont'd.)

On November 20, 1973, the Council adopted this recommendation which also had the approval of the Board of Administration.

Mr. Guadagno, the owner, appeared before Council this day by prior arrangement with the Council and requested an increase in the offer.

After due consideration it was

MOVED by Ald. Harcourt,

THAT the part of the resolution of Council of November 20, 1973, which adopted the aforementioned recommendation of the Supervisor of Property and Insurance, be rescinded.

- CARRIED UNANIMOUSLY.  
and by the required majority.

MOVED by Ald. Harcourt,

THAT the Supervisor of Property and Insurance be authorized to make a final offer to the owner of Lot 19, Block 23, D.L. 264A in the amount of \$24,600 as full and final settlement of his claim for compensation from the City, or failing acceptance of this offer, the Corporation Counsel be authorized to proceed with arbitration.

- CARRIED UNANIMOUSLY.

3. Lease Renewal - Southwest Corner  
Terminal and Main Streets

The Council further considered the Board of Administration report of November 8, 1973, in which is contained a report of the Supervisor of Property and Insurance regarding leasing to Imperial Oil a portion of Lot 33, D.L.'s 2037 & 2064 (S/W Corner of Main Street and Terminal Avenue).

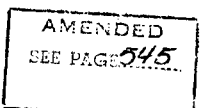
A representative of the Company appeared advising it is proposed to demolish the present buildings on this site and reconstruct a new facility at a cost of approximately \$140,000 but could only accomplish this if the lease term were long enough to amortize the cost.

MOVED by Ald. Bowers,

THAT a 10-year lease of this property be granted to the Imperial Oil Company with a six months' cancellation clause in the last five years on a reduced portion (from 54,492 down to 33,412 sq. ft.) of Lot 33 at a rental of \$18,000.00 per annum plus taxes for the first five years, \$20,000.00 per annum plus taxes for the second five years, on the basis that all improvements excepting trademarks and signs become the property of the City after 10 years. In addition, the approximate  $\frac{1}{2}$  acre reverting back to the City will be available for rent to another tenant; this approval to be subject to details to be worked out to the satisfaction of the Planning Department.

- CARRIED.

(Aldermen Hardwick, Linnell, Marzari, Mayor Phillips  
and Alderman Volrich voted against the motion).



MOVED IN AMENDMENT by Ald. Linnell,

THAT the whole matter be deferred one week for report back from the Planning Department and the False Creek Team, on the layout.

- LOST.

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey,  
Pendakur, Mayor Phillips, Aldermen Rankin & Volrich  
voted against the amendment).

UNFINISHED BUSINESS (cont'd.)

4. Additional Constables -  
Granville Mall

At the November 27, 1973 meeting of Council, a resolution was received from the Police Commission asking for an increase of eight additional Constables for policing of the Granville Mall area. A motion, at that time, was made by Alderman Bowers, but deferred to this meeting to allow the Chief Constable an opportunity of speaking to Council on the matter.

The Chief Constable and other representatives of the Department spoke in support of the Police Commission's request following which Alderman Bowers reiterated his motion from the previous meeting, as changed now to read as follows:

MOVED by Ald. Bowers,  
THAT the request of the Board of Police Commissioners for establishment of eight additional police constable positions for beat police work be approved and the source of funds for 1973 be determined by the Director of Finance.

- CARRIED.

(Aldermen Harcourt, Pendakur and Rankin voted against the motion).

5. False Creek Project:  
Engineering Considerations

On November 27, 1973, the Council considered a report from the City Engineer under date of November 23, 1973, respecting the False Creek Project and Engineering Considerations, and dealt with that report with the exception of the reference to Connaught (Cambie) Bridge replacement alignment which was deferred for consideration at this time.

After due consideration, it was

MOVED by Ald. Hardwick,  
THAT, for planning purposes, the alignment of the Connaught Bridge Replacement be west of and adjacent to the existing bridge, and the southwestern most street connector be at Smithe Street.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. DEPARTMENTAL REPORT  
Building & Planning Matters (November 30, 1973)

Clause 3 - Development Permit Application  
No. 61931: "ANAVETS" Senior Citizens' Residence

In considering this report, the views of the Design Panel are noted as well as the Technical Planning Board, and in this regard, the following is extracted:

"The Panel saw the proposal again on October 29, 1973, and noted the improvements to the appearance of the building, but as no changes could be made to the basic concept of the building, they felt that they had no alternative but to reiterate their previous criticism and this time recommend refusal.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Clause 3 - Development Permit Application No.  
61931: "ANAVETS" Senior Citizens' Residence (cont'd.)

The Technical Planning Board on November 2, 1973, deferred consideration of this item for one week for a report from the Director of Planning.

On November 9, the Technical Planning Board received the report from the Director of Planning, which read in part as follows:-

'Although I share some of the Panel's criticism and concern, I believe the scheme which has been prepared with the detailed approval of Central Mortgage and Housing Corporation, meets the requirements of the Zoning and Development By-law and therefore would recommend that this design be approved.

If this recommendation is adopted by the Technical Planning Board, it should be forwarded to Council.'

It was then regularly moved and seconded:

'That in accordance with the recommendation of the Director of Planning, the design of this development be approved.'

The Development Permit is ready for issuance except for the matter of difference of opinion on design between the Design Panel and the Technical Planning Board."

The Council heard the Chairman of the Design Panel with respect of senior citizens' highrise housing and standards in connection therewith as well as hearing, in particular, the Chairman's comments on this particular project for 951 East 8th Avenue. Mr. Hawthorne filed a brief.

It was noted that the "ANAVETS" Senior Citizens' Housing Society requested by letter dated December 3, 1973, an opportunity of speaking to the matter should the Council not approve.

MOVED by Ald. Hardwick,

THAT the Design Panel be requested to prepare an initial brief on guidelines re senior citizens' housing and meet on the matter with the Housing Committee.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,

THAT the Technical Planning Board be advised that the Council approves this development permit application of "ANAVETS" Senior Citizens' Society for a senior citizens' housing development at 951 East 8th Avenue.

FURTHER THAT the Director of Planning be requested to take into consideration, before the development permit is issued finally, those points raised by the Chairman of the Design Panel this day and contained in the brief filed by him, which would not require such major changes as to significantly delay the project.

- CARRIED UNANIMOUSLY.

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The Council recessed at approximately 6:00 p.m. to reconvene at 7:30 p.m.

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Regular Council, December 4, 1973 . . . . . 6

The Council reconvened at approximately 7:35 p.m., still in Committee of the Whole, with the following members present:

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Marzari, Massey, Pendakur,  
Rankin and Volrich.

COMMUNICATIONS & DELEGATIONS

1. Suspension of Public House  
License No. 23401 re Broadway  
Hotel Public House

The Council received representations from Mr. R.E. Cocking, Barrister, on behalf of the licensee, to whom was issued Public House License No. 23401, for the Broadway Hotel Public House, this license having been suspended by Council on November 27, 1973, for one month, effective December 1, 1973. Mr. Cocking also set out views in a letter dated November 28, 1973, requesting the Council revoke its decision.

Mr. Brenner, who advised that he was the operator of the Broadway Hotel, also was given an opportunity to speak to this matter and urged Council revoke its previous decision.

MOVED by Ald. Harcourt,

THAT the representations from Mr. Cocking and the communication submitted by him on this subject, be received and no further action be taken on this matter.

- CARRIED UNANIMOUSLY.

2. Council Action re Public Houses

A representative of the Beverage Dispensers Union appeared requesting the Council review its decision of November 27, 1973 or make it effective in the month of February or at some period to avoid the Christmas season in view of hardship to families involved. This has particular reference to the Council's action at the last Council meeting in suspending or cancelling certain City licenses of public houses.

MOVED by Ald. Volrich,

THAT the communication and representations from the Beverage Dispensers Union be received and no further action taken on the matter.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

- B. Development Permit Application #60365  
1167 West 8th Avenue

MOVED by Ald. Hardwick,

THAT consideration of the report dated November 30, 1973, from the Director of Planning in regard to Development Permit Application No. 60365 re construction of a three-storey building at 1167 West 8th Avenue, and Vancouver City Planning Commission report of November 30, 1973, be deferred pending the hearing of a delegation as per request received.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS AND DELEGATIONS (cont'd.)

3. Langara Golf Course Lands:  
Approximately 66.12 Acres

(i) The Council noted a communication dated November 28, 1973 from Marathon Realty Company Limited advising of acceptance by Canadian Pacific Limited of the City's offer of \$4,500,000.00 for the purchase of Langara Golf Course Lands, being approximately 66.12 acres and bounded by 58th Avenue to the south, Cambie Street to the west and Ontario Street to the east, all as shown on the plan attached to the Offer to Purchase made on the 8th day of November, A.D. 1973.

MOVED by Ald. Bowers,  
THAT this information be received.

- CARRIED UNANIMOUSLY.

(ii) Following discussions with the Planning Department by Alderman Hardwick, it was

- MOVED by Ald. Hardwick,  
THAT (a) The Civic Development Committee study and report back to Council on development recommendations for the Langara Golf Course area.
- (b) The Committee organize a study group to consist of local representatives, the Director of Planning and representative of the Park Board for the purpose of recommending to Council, terms of reference for the development of the area.
- (c) The Committee be authorized to invite proposals for Planning, design and development based on the accepted terms of reference.

- CARRIED UNANIMOUSLY.

4. Vanier Park - Community Music  
School: Building #14

The following is extracted from a letter dated November 21, 1973, received from the Park Board:

..."VANIER PARK - COMMUNITY MUSIC SCHOOL

"Commissioner Robertson reported that a report from the Mayor to City Council dated November 13, 1973 would put the Community Music School in Building #14 in the middle of Vanier Park. The Park Board on November 5 passed a resolution requesting that the Chairman of Works Committee be allowed to discuss the matter with Alderman Volrich and his Community Development Committee as the Music School might be included in a multi-cultural centre being investigated by them. This was misinterpreted as suggesting the Community Music School might be included in a multi-cultural centre in Vanier Park.

"It was moved and seconded,

"RESOLVED: That the Board totally opposes any multi-cultural centre being built on Vanier Park.

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COMMUNICATIONS (cont'd.)

4. Vanier Park - Community Music  
School: Building #14 (cont'd.)

"The Director of Recreation reported that children will have to be driven to the Community Music School from all over the City and it would be better to have four or five small schools located throughout the City.

"It was regularly moved and seconded,

"RESOLVED: That the Board is not totally convinced of the feasibility of having the Community Music School located in Building #14 on Vanier Park and have not been given a full opportunity to discuss viable alternatives with the groups involved, and therefore strongly request that the original plans for the development of Building #14 as submitted by the architect, Vladimir Plavsic, be strictly adhered to and all phases of progress be met with the approval of the Board of Parks and Public Recreation if the Community Music School is to go ahead on the site.

"It was regularly moved and seconded,

"RESOLVED: That the Park Board put forward alternative sites for the Community Music School on Vanier Park for a properly designed and located school to be investigated with the Community Music School.

Alderman Volrich advised of discussions with Commissioner Robertson, the representative of the Park Board, and informed him the Council does not feel it would be realistic to include a multi-cultural centre in the same facility as the Community Music School. The Alderman stated also that he had informed Mr. Robertson there had been no commitment whatsoever with respect to a multi-cultural centre.

MOVED by Ald. Bowers,

THAT the communication from the Park Board be received.

- CARRIED UNANIMOUSLY.

5. Former L.I.P. Grant 'Find' and  
Other Related L.I.P. Grants

The Council received a communication dated November 30, 1973, from Mr. J. Bryan Cuthill, former LIP Co-Ordinator of Project 'Find' advising LIP Project 'Find' which assists the aged, infirmed and handi-capped, had terminated and urging Council take action to approach the Federal Government that LIP Projects known as L.I.F.E., Interec, RH+, and T-HI, which would replace and improve upon the LIP Project, be approved for funding.

cont'd.....



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COMMUNICATIONS (cont'd.)

5. Former L.I.P. Grant 'Find' and  
Other Related L.I.P. Grants (cont'd.)

In the communication, it is also requested the Park Board and Social Planning Department jointly report immediately respecting program funding.

It was advised that the Director of Social Planning reported the 1973-1974 LIP Project 'Find' has not been approved and that there will be a meeting December 10, 1973, with the Park Board and the Social Planning Department to review the program and funding for subsequent report to Council.

MOVED by Ald. Rankin,

THAT the Federal Government be urged to fund LIP Projects L.I.F.E., Interrec, RH+, and T-HI requested of the Federal Government by applications forwarded by the Deputy City Engineer on October 15, 1973.

- CARRIED UNANIMOUSLY.

6. Grant re Banquet: Conference  
re Indian Rights for Indian Women

Pursuant to request dated November 29, 1973, received from the Vancouver Indian Centre Society, it was

MOVED by Ald. Rankin,

THAT a grant of \$500.00 be approved to assist the group in providing funds for a banquet in connection with their national conference to be held in the Hotel Vancouver December 14 - 16, 1973.

- LOST.

(Aldermen Bowers, Hardwick, Linnell, Pendakur, Mayor Phillips, and Alderman Volrich voted against the motion).

7. Vancouver School Board and Royal Oak  
Holdings Ltd. - Kingsgate Mall and  
Vancouver Library Board

The Corporation Counsel, under date of December 4, 1973, submitted the following communication:

"The Vancouver Library Board have entered into an agreement to lease space from Royal Oak Holdings Ltd. in the Kingsgate Mall Shopping Centre located at the corner of Kingsway and Broadway in the City of Vancouver for a period of ten years commencing immediately, with the right of renewal on four separate occasions for a period of five years each. The agreed rental for the above mentioned premises is \$29,675.00 per annum. In July 1973 City Council approved a recommendation for the capital expenditure required for furnishings and fixtures on these premises.

In order to expedite financing of the Mall, it is necessary that an executed copy of the lease between Royal Oak Holdings Ltd. and the City of Vancouver be received in New York not later than Friday, the 7th day of December, 1973 and I would ask that Council grant authority to the Mayor and the City Clerk to execute this lease on behalf of the City of Vancouver and affix the Seal of the City thereto, today."

cont'd.....

COMMUNICATIONS (cont'd.)

- 7. Vancouver School Board and Royal Oak Holdings Ltd. - Kingsgate Mall and Vancouver Library Board (cont'd.)

MOVED by Ald. Hardwick,  
THAT authority be granted accordingly for execution of this lease by the Mayor and City Clerk on behalf of the City of Vancouver.

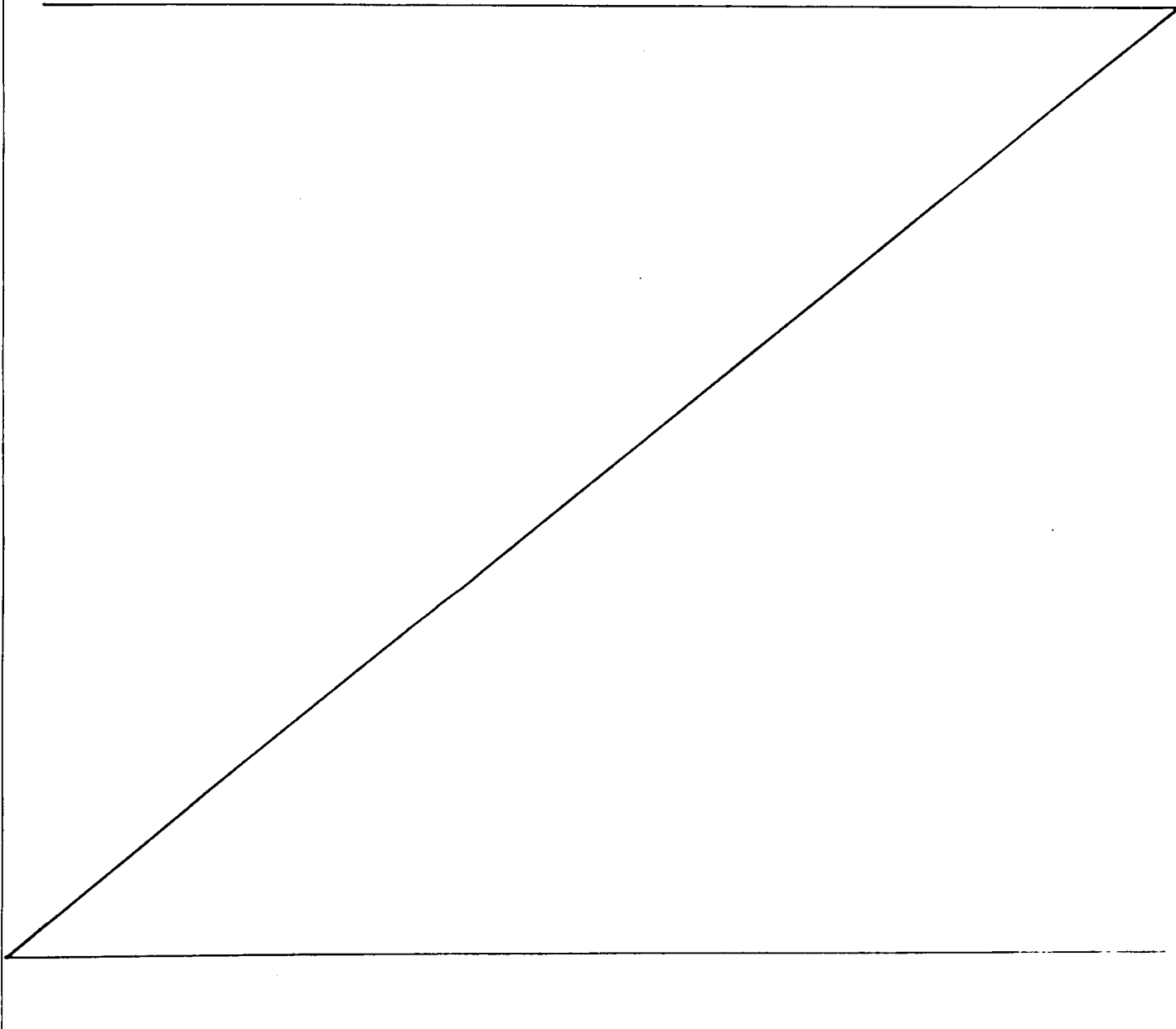
- CARRIED UNANIMOUSLY.

- 8. Development Permit No. 64379 re Apartment Development - 2445 West 3rd Avenue

A request was received from the West Broadway Citizens' Committee under date of December 4, 1973, that the Organization be permitted to be heard this day when the subject report is being considered by Council.

MOVED by Ald. Hardwick,  
THAT the request be deferred for consideration later this day when the report in question is being dealt with by Council.

- CARRIED UNANIMOUSLY.



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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. BOARD OF ADMINISTRATION  
General Report, November 30, 1973

Works and Utility Matters (November 30)

The Council considered this report which contained two clauses identified as follows:

- Cl. 1: Water Main Instillation - 1973 Capital Budget
- Cl. 2: Quesnel Drive Water Main Replacement:  
1973 Capital Budget

The Council took action on the report as follows:

MOVED by Ald. Linnell,  
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Finance Matters (November 30)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Additional Staff - Law Department
- Cl. 2: Larwill Park Rentals

and took action as follows:

MOVED by Ald. Hardwick,  
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Personnel Matters (November 30)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Twenty-five Year Service Awards Ceremony
- Cl. 2: Vancouver City Hall Choristers - Concert Tour
- Cl. 3: Extension of Leave of Absence without Pay:  
L.H.J. Atkinson and D. Werlin, Officers of the  
C.U.P.E. Local 1004
- Cl. 4: Salary & Classification review of all Foremen  
Classifications

Action was taken as follows:

MOVED by Ald. Harcourt,  
THAT the recommendations of the Board of Administration contained in the four clauses of this report be approved.

- CARRIED UNANIMOUSLY

Property Matters (November 30)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Acquisition for Knight Street Widening  
25th Avenue to 33rd Avenue
- Cl. 2: South Side Prior Street, Heatley to Hawks Sts.

MOVED by Ald. Hardwick,  
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT  
November 30, 1973 (cont'd)

Building and Planning Matters (Nov. 30)

The Council further considered this report which contains four clauses identified as follows:

- Cl. 1: Development Permit Application  
954-56 West 7th Avenue
- Cl. 2: Subdivision Appeal, 3537 Osler Street:  
David James Macfarlane
- Cl. 3: Development Permit Application:  
951 East 8th Avenue "ANAVETS" Senior  
Citizens Residence
- Cl. 4: Rezoning: N/S Richelieu, West of Oak Street

The Council took action as follows:

Clause 1: Development Permit Application  
954-56 West 7th Avenue

MOVED by Ald. Volrich,  
THAT the recommendation of the Director of Planning and Civic  
Development contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Subdivision Appeal,  
3537 Osler Street

MOVED by Ald. Volrich,  
THAT the recommendation of the Corporation Counsel contained  
in this clause be approved, on the understanding that if the  
Corporation Counsel intends to proceed with the appeal, he will  
report further to Council.

- CARRIED UNANIMOUSLY

Clause 3: Development Permit Application:  
951 East 8th Avenue

The Council considered this clause earlier this day and the  
action taken is shown on pages 4 and 5 of these minutes.

Clause 4: Rezoning: N/S Richelieu, West of Oak Street

MOVED by Ald. Bowers,  
THAT this rezoning application, together with reports thereon,  
be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

Finance Matters (November 30, 1973)

Harbour Park Developments

MOVED by Ald. Linnell,  
THAT the recommendation of the Director of Finance contained  
in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Report of Standing Committee on Housing  
November 20, 1973

The Council considered this report of the Standing Committee on Housing which contains clauses identified as follows:

- Cl. 1: Sale of City-owned Land for Senior Citizens Housing
- Cl. 2: Progress Report on Renovations of the Central & Oliver Hotels and Ferry Rooms
- Cl. 3: Proposed Multi-level Care Facility as replacement for Taylor Manor

The Council took action on this report as follows:

Clause 1: Sale of City-owned Land for Senior Citizens Housing

MOVED by Ald. Harcourt,  
THAT the recommendation of the Standing Committee contained in this clause, be approved.

- CARRIED

(Aldermen Bowers and Hardwick voted against the motion)

Clause 2: Progress Report on Renovations of the Central & Oliver Hotels and Ferry Rooms

MOVED by Ald. Harcourt,  
THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

Clause 3: Proposed Multi-level Care Facility as replacement for Taylor Manor

MOVED by Ald. Harcourt,  
THAT the resolution of the Committee contained in this report be received, after being changed to read as follows:

"That the Assistant Director, Construction and Maintenance Division be instructed to hire a consultant, after consultation with the Chairman of the Housing Committee and the Board of Administration, as soon as possible to proceed to prepare a detailed functional report for development of a proposed multi-level care facility as replacement for Taylor Manor".

- CARRIED UNANIMOUSLY

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(underlining indicates change)

E. Report of Special Committee re Detoxification Centre Society Unit, November 14, 1973

The Special Committee re Detoxification Centre Society Unit submitted the following report under date of November 14, 1973:

"Second Detoxification Unit"

The purpose of the meeting with the Commission was for discussion of the proposed second Detoxification Unit for the treatment of alcoholics. Dr. J. Dick gave a summary of treatment being given to alcoholics at the present time. The treatment varies in different areas. In Chilliwack and Kamloops, treatment is being carried on in hospitals. There are three types of drunks that we are dealing with:

1. The rarity alcoholic with whom the occurrences are irregular;

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re  
Detoxification Centre Society Unit (cont'd)

2. The docile "burnt-out type", compulsive drinker on a regular basis;
3. The acutely ill drunk that requires treatment in a medical institution.

The biggest problem is to be able to get the acutely ill drunk into hospital for treatment. There is no legislation at the present time which makes it possible to force him to enter hospital for treatment. There is no purpose in having the law amended to permit the police this privilege unless the centres are available for referral.

The Interim Detoxification Unit at Harbour Lights had been taken over by the Province on the 1st of November, 1973, to be operated for a one year period. The "Drunk Tank" in the jail is still full and referrals are not being received from the Police at this time. There are three types of Centres now operating to assist alcoholics, being; Half-way Houses, Detoxification Units and Rehabilitation Units. The Alcohol and Drug Commission is in agreement that a second Unit is necessary, and feel that this Unit should be supported by Police and Hospitals and receive their full co-operation. There has been discussion that a new Detoxification Unit should deal not only with the Detoxification of Alcoholics; but also, the Detoxification in Chemicals, possible barbiturate and heroin problems. There is the possibility that the second Unit may be asked to provide this service also.

Discussion followed as to whether it was more advisable to have one large unit or several smaller units in different areas of the City. There is no problem in the money being provided, the problem is what kind of Unit will be built.

Chairman Rankin stated that this meeting had been arranged so that some positive decision could be made as to what action would be taken with these people who are picked up and where they will be sent for treatment. The first priority is to get the problem of the "Drunk Tank" at the City Jail solved. It was the Council's direction to this Committee to deal with the Jail situation immediately.

Dr. Dick suggested that perhaps another Unit will be built later, possibly in the Shaughnessy area.

It was the consensus of the members present that several small units are much more effective than one large one.

Some clarification is needed as to the relationships and funding by the City. Is the City to be an agent to carry out this operation? The Committee members were in agreement that a second Detoxification Centre site should be selected as soon as possible and the Centre itself established. Dr. Dick stated that the Alcohol and Drug Commission was meeting next Monday, and would agree that a second Unit be built immediately on a cost-sharing 60 - 40 basis. Alderman Rankin asked that the Commission be made aware of the magnitude of the problem, particular to Vancouver, and that the situation in this City cannot be related to any other Municipality.

The City has already set aside \$300,000.00 for a simple building, which would seem to meet the requirements of the City of Vancouver. A site has been chosen according to the guidelines given. The cost figure, previously given for a Centre, had been approximately \$600,000.00. This figure did not include furniture or equipment.

After further discussion, the Committee,

RECOMMENDS:

- (a) THAT a second Detoxification Unit be built, to be administered by the Health Department of the City of Vancouver.
- (b) THAT authority be obtained from the Alcohol and Drug Commission to employ a co-ordinator, acceptable to both the Alcohol and Drug Commission and the Special Committee re Detoxification Centres, the co-ordinator to be employed by the City and monies to be provided by the Alcohol and Drug Commission.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re  
Detoxification Centre Society Unit (cont'd)

Dr. Dick concurred with this motion and agreed to consult with the Commission on this proposal. Specifications as to qualifications needed to fill the position of co-ordinator will be drawn up by the Alcohol and Drug Commission in consultation with the Medical Health Officer, Dr. G. H. Bonham.

It is proposed that the position be filled within two months and that a report be prepared by the co-ordinator and the Alcohol and Drug Commission staff, such report to be a firm functional plan of operation, suggesting site, size, scale and operations. The purpose is to have an efficient, functioning, operating Unit, co-operating with the Hospitals and City Jail for treatment of alcoholics."

MOVED by Ald. Rankin,

THAT the recommendations of the Special Committee contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

F. Apartment Building N/S West 3rd Avenue  
between Larch and Balsam Streets

The Board of Administration, under date of November 30, 1973 submitted the following report:

" City Council on November 27, 1973 resolved that:

"THAT the Board of Administration be asked to report at the next regular meeting of Council, the legality and status of a Development Permit Application for a development on Third Avenue between Larch and Balsam Streets in Block 221, since the original application was for Lots 12 to 18 but the present plans appear to be for Lots 11 to 17."

The Director of Planning after consultation with the Director of Permits and Licenses and the Corporation Counsel report that:

Hamilton, Doyle and Associates, on September 21, 1973 filed Development Permit Application No. 64379 to erect a 64 dwelling unit apartment on a site comprising seven 50' wide lots on the north side of West 3rd Avenue between Larch and Balsam Streets.

The site comprised Lots 12-18 inclusive and did not include Lot 11 being a 50' side lot at the north west corner of West 3rd Avenue and Balsam Street.

During the processing of this Development Permit Application the architect advised that they had now acquired Lot 11 and therefore wished to relocate the proposed apartment building development on Lot 11 to Lot 17 inclusive and exclude the westerly 50' wide Lot 18 from the apartment development site.

Revisions indicating adjustments to the submitted drawings and a revised site plan was submitted to the Department of Permits and Licenses on October 25, 1973. The processing of the Development Permit Application was completed on the basis of the new site. On November 6, 1973 the applicant came in to City Hall to make some further required ink corrections to the drawings and also at the same time amended the legal description on the Development Permit Application form from Lot 12-18 inclusive to Lot 11-17 inclusive.

As the apartment building development conformed to the regulations of the RM-3 Multiple Dwelling District Schedule and was a permitted development on either 7 lots, whether Lots 11-17 inclusive or Lots 12-18 inclusive a correction of the legal description on the Development Permit Application was accepted by the Supervisor of the Zoning Branch.

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Apartment Building N/S West 3rd Avenue  
between Larch and Balsam Streets (cont'd)

The processing of the Development Permit Application was then completed and the Development Permit No. 64379 was issued thereby permitting a 64 dwelling unit apartment building being a permitted use in the RM-3, Multiple Dwelling District.

The Kitsilano Area Resources Council were sent a copy of the Development Permit Application on September 28, 1973. They would not however, be advised of the adjustment in the site of the proposed apartment building.

It is considered that the applicant's amendment of the legal description of the lots on the Development Permit Application form was an amendment to the application while being processed and Development Permit No. 64379 as issued November 9, 1973 is a valid Development Permit permitting a 64 dwelling unit apartment building in conformity with the regulations of the Zoning and Development By-law.

Your Board submits the foregoing report for information."

In connection with the foregoing report, the West Broadway Citizens Committee, by letter dated December 4, 1973, requested an opportunity to speak to the matter and, by motion of Alderman Pendakur passed by the Council, this request was granted.

The Zoning Planner explained the departmental position as set out in the report.

The West Broadway Citizens Committee representative spoke to the matter and filed a brief requesting as follows:

- (a) Require the developer to reapply for a development permit for lots #11 - 17.
- (b) Spot downzone the lot not presently owned by the developer to the 35' height, RM-3A zoning.
- (c) Negotiate with the owner of the lot not presently owned by Imperial Ventures to acquire the property for City-sponsored low income housing or other projects.
- (d) Negotiate with Imperial Ventures for acquisition of their property and use that site for a City-sponsored project, in cooperation with the other levels of government.

MOVED by Ald. Hardwick,

THAT the foregoing report of the Board of Administration be received.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

G. Rezoning Application: N/E corner of  
S/W Marine Drive & Yukon Street

The Director of Planning and Civic Development submitted the following report under date of November 30, 1973:

"An application has been received from Charles T. Paine (Paine and Associates, Architects), #2380 - 1055 West Hastings Street. Vancouver, B.C., to amend the Zoning and Development By-law whereby the above noted properties would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of "permitting the construction of a low-rise development as a home for Senior Citizens at a floor space ratio of 0.75".



BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Rezoning Application: N/E corner of  
S/W. Marine Drive & Yukon Street (cont'd)

Attached to the application is a letter signed by Mr. Paine which states in part:

"The Kiwanis Club of Vancouver owns and operates a successful Senior Citizens' Home on S.W. Marine Drive at Granville. The Club wishes to proceed with its second development on the chosen site at S.W. Marine Drive and Yukon Street.

The site is presently occupied by a motel and requires changing from its present residential zoning to permit this development. In order to make the project viable, it is necessary for a density in the order of 0.75 to be achieved.

It is the intention to organize the units around a central sun garden and to provide a visual and acoustic barrier between the development and the heavily trafficked S.W. Marine Drive. In effect, a sunken garden is achieved and only two storeys of the three storey structure are apparent above the street level. The attached sketch shows our expected layout."

Attached to the application also are sketch plan drawings, these have subsequently been replaced by a set of drawings filed with the Planning Department on November 21, 1973.

A letter has been received from J.M. Hutton, Chairman, Senior Citizens New Housing Committee, Kiwanis Club of Vancouver, advising in part that "...our Club had a meeting with citizens having residence in the immediate area of our proposed new senior citizens home. We were extremely pleased with the reception given to the proposed building by all concerned, in no instance was there any opposition extended at the meeting. We presented architects sketches and insured that all present were fully informed as to our proposed plans."

This property, located on the north side of S.W. Marine Drive and the east side of Yukon Street, has been used in most part for many years as a motel. The two smaller lots immediately to the east and forming part of this application are vacant. The two lots east of the subject property (NW corner of S.W. Marine Drive and Columbia Street) are zoned RS-1 One Family Dwelling District and occupied by a single family home.

The properties to the north are zoned and developed with single family dwellings as are the properties on the west side of Yukon Street with the exception of the lands fronting onto S.W. Marine Drive and flanking onto Yukon Street which were zoned CD-1 and are now developed with two storey garden apartments with a floor space ratio of 0.60 with underground parking. The lands immediately across S.W. Marine Drive to the south are zoned M-2 Industrial District.

The subject site has a total area of 83,150 sq.ft. or 1.90 acres.

The sketch plans submitted by the architect, marked received by the Planning Department November 21, 1973, indicate a U-type structure with an interior court, the building being three storeys in height measured from the inner court area and two storeys measured on the outer perimeter of the site. The structure would maintain a minimum setback of 30' from S.W. Marine Drive, approximately 60' from the single family home immediately to the east, approximately 25' from the north-south lane and 25' from the east-west lane and Yukon Street.

The lower floor consists of a group of units fronting onto the interior court with a connecting hallway at the rear. The remainder of that floor is crawl space with the exception of recreational facilities.

Regular Council, December 4, 1973 . . . . . 18

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Rezoning Application: N/E corner of  
S/W Marine Drive & Yukon Street (cont'd)

The main and second storeys indicate dwelling units with several lounge areas including laundry rooms. The architect's plan indicates that the lower floor will contain 12 single units and 2 double units, the main floor 33 single units and 5 double units, the upper floor 33 single units and 5 double units. The units are indicated as having a floor area of 410 sq.ft. for the singles and 497 sq.ft. for the doubles. The architect also indicates the floor space ratio is 0.60. The total building is to contain 90 units providing accommodation for 102 people. Provision is made on site surface for off-street parking (visitors).

In the calculation for the floor space ratio, submitted by the architect, the recreation area, garden lounge, arts & crafts room and mechanical room at the north end of the lower floor are not included.

It is recommended the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 By-law restricting the development as follows:

- (a) Uses - senior citizens' apartment building with customarily ancillary uses including off-street parking
- (b) Floor Space Ratio - not to exceed 0.60 including all floors measured to the outer limits of the building, however, the floor area on the lower floor used for recreation room, arts & crafts room, garden and T.V. lounge, and mechanical room may be excluded, also balconies, canopies and sun decks providing the total floor area of such does not exceed 8% of the permitted floor area
- (c) Height - not to exceed two storeys measured from the average finished grade around the outer perimeter of the building nor three storeys measured from the finished elevation of the interior court

and subject also to the following:

- 1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to the building providing adequate setbacks from the property lines, open space to be suitably landscaped and treated, and the provision of suitable on-site parking at the ratio of one parking space for each six dwelling units.
- 2. That Lot 3, Block C, D.L. 323 and Lots 3 & 4, Blk. 5, D.L. 322 N part and 323 NE part be consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this date (Public Hearing date) this approval shall expire.

The Technical Planning Board at its meeting held on November 23, 1973, recommended that the rezoning application be approved subject to the above conditions.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Rezoning Application: N/E corner of  
S/W Marine Drive & Yukon Street (cont'd)

The City Planning Commission at its meeting held on November 30, 1973,  
endorsed the recommendation of the Technical Planning Board.

IT IS RECOMMENDED that the reports of the Technical Planning Board and  
Vancouver City Planning Commission be received and the application for  
rezoning be referred for the consideration of Council at a Public  
Hearing."

MOVED by Ald. Pendakur,  
THAT the recommendation of the Director of Planning and Civic  
Development contained in the foregoing report, i.e. reference to  
a Public Hearing, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,  
SECONDED by Ald. Hardwick,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY LAW No. 4450  
BEING THE LICENSE BY-LAW (Fees re swimming pools)  
(Licenses: Hotel or Motel)

MOVED by Ald. Bowers,  
SECONDED by Ald. Hardwick,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,  
SECONDED by Ald. Hardwick,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The By-law was deemed read accordingly)

2. BY-LAW TO AMEND BY-LAW No. 4738  
BEING THE LODGING HOUSE BY-LAW (Heating Equipment)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Hardwick,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 4738  
being the Lodging House By-law (cont'd)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,  
SECONDED by Ald. Hardwick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The By-law was deemed read accordingly)

MOTIONS

1. Allocation of Land for Highway Purposes  
4859 Knight Street & 4783 Knight Street

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. East 7 feet of Lot 19, except the West 10 feet, now lane, Block 4 of Block 5, District Lots 391 and 393, Plan 1956;
2. East 7 feet of Lots 21 and 22, except West 10 feet of each of said Lots, now lane, in Subdivision 3, Block 5, District Lots 391 and 392, Plan 2451;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Closing and Stopping up of Bidwell Street  
between Haro Street and Barclay Street

MOVED by Ald. Bowers,  
SECONDED by Ald. Volrich,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The City and the School Board are jointly assembling a Senior Citizens' Hi Rise, a Community Centre, and a School site in Block 57, District Lot 185. The lands required for the complex are separated by a portion of Bidwell Street which is surplus to the City's highway requirements;
3. For the subdivision of the site, the School Board passed a Resolution consenting to the closing of Bidwell Street and its consolidation with the City's abutting lands.

cont'd....

Regular Council, December 4, 1973 . . . . . 21

MOTIONS (cont'd)

Closing and Stopping up of  
Bidwell Street (cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 92 lying between the productions westerly of the northerly and southerly limits of Lot "B", Block 57, District Lot 185, Plan 14816; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 4, 1973, and marginally numbered LF 6343, a print of which is hereunto annexed; be closed, stopped up, and title taken thereto; and

BE IT FURTHER RESOLVED THAT the said closed road be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

3. Administration Charges: Legal

MOVED by Ald. Linnell,  
SECONDED by Ald. Hardwick,

THAT, with respect of matters following within his jurisdiction, the Corporation Counsel review the administration charges charged by the City re work done with private individuals, corporations and companies.

- CARRIED UNANIMOUSLY

4. First Meeting of Council:  
January 2, 1974

MOVED by Ald. Bowers,  
SECONDED by Ald. Linnell,

THAT the first meeting of the Council to be held on Wednesday, January 2, 1974, be a formal meeting at which no business will be transacted.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Pendakur -  
Oil Spills: Recovery  
of Costs

enquired as to the guidelines on recovery of costs expended as a result of oil spills in Burrard Inlet and particularly referred to \$7,000 expended by the Park Board which is apparently not recoverable.

The Mayor advised that such expenditures will be discussed at a technical meeting to be held on December 14th on the matter of oil spills.

Alderman Pendakur -  
Oil Spills: Capital  
Equipment

enquired respecting the policy of providing capital equipment in regard to oil spills.

The Mayor advised the Federal Government will be providing funds for standby capital equipment.

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The Council adjourned at approximately 10:00 p.m.

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The foregoing are Minutes of the Regular Council meeting of December 4, 1973, adopted after amendment, on December 11, 1973.

  
MAYOR

  
CITY CLERK

WORKS & UTILITY MATTERSCITY ENGINEER'S REPORT**A-1**RECOMMENDATIONS:

1. Water Main Installation -  
1973 Capital Budget

The City Engineer reports as follows:

"The existing 8-inch water main cannot supply the required fire demand to the False Creek Marinas Ltd. development. The following 12-inch water main installation is required:

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Estimated Cost</u>
Taylor Street	Cambie Street	670' West of Taylor Street	\$17,000

I RECOMMEND that the installation of the 12-inch water main be approved and that \$17,000 be appropriated from the 1973 Capital Budget 'Provisions for Short Notice Projects - Unallocated', Account No.128/7902."

Your Board RECOMMENDS that the foregoing be approved.

2. Quesnel Drive Water Main Replacement -  
1973 Capital Budget

The City Engineer reports as follows:

"A 12" cast iron water pipe laid in 1928 on Quesnel Drive, north of 29th Avenue has had 2 bursts within three years (Dec. 70 & Nov. 73). Both of these bursts have caused damage on downhill properties of Quesnel and Puget Drives.

To reduce the possibility of another occurrence of this type, approx. 500 ft. of 12" cast iron pipe should be replaced with 12" ductile iron pipe for an estimated cost of \$11,000.

I RECOMMEND that the Quesnel Drive pipe replacement be approved and that \$11,000 be appropriated from Account No. 128/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 5/2

FINANCE MATTERSRECOMMENDATION1. Additional Staff - Law Department

The Board of Administration has received the following report from Corporation Counsel with respect to his requirements for additional staff:

"There is a total of 8 lawyers in the Law Department. This is an increase of only 1 in the last 20 years, and no increase since 1961. The staffing is as follows:

Corporation Counsel  
City Solicitor  
3 Senior Solicitors  
2 Solicitors II  
1 Solicitor I.

There has been a marked change in the role played by the Law Department due in the main to the obviously changing role of the City as a corporation. The expansion in services has brought its share of administrative and legal problems. New departments now exist that did not exist 20 years ago. The result is that the Law Department staff is having difficulty in keeping up with all the services demanded of it.

In order that members of Council may understand the functions of the Department, I have listed in a very general way its duties and responsibilities:

1. Besides rendering services to all civic departments and all civic boards, it also advises and renders legal services to the School Board and its staff, the Library Board, the Police Commission, the Police Department and the Park Board, as well as being considerably involved with the public.
2. Some of the functions performed for these bodies and for the City are:
  - (a) Advising Council, Committees and Department Heads on the rights, powers and obligations of the City and Associated Boards and the legal implication of policies and actions taken by the City. Reviewing and advising on Federal and Provincial legislation as it is enacted.
  - (b) All legal work for land acquisition and disposal.
  - (c) Negotiating settlement of claims and negotiating agreements. Drafting of numerous types of documents including insurance policies, construction contracts, collective agreements, and debentures and bond issue certificates.
  - (d) All litigation which includes civil actions at all levels of Courts, and of all types; land acquisition arbitrations; and union arbitrations and grievances, and assessment appeals at all levels.
  - (e) Advising all departments on the drafting, application, interpretation, implementation and enforcement of City by-laws.
  - (f) Negotiating, concluding and carrying out the fulfillment of special projects: e.g. Block 42/52, Project 200, Vancouver Centre, etc. etc.



Clause No. 1 (cont'd)

- (g) All legal aspects involved in special projects of a public nature directly involving Council and which will be creating more work as time progresses: e.g. massive rezoning proposals downtown, waterfront development, various by-law revisions, Granville Mall, False Creek redevelopment, etc.

In short, we function much like a private law firm, but we have a limited number of clients all of whom are public authorities.

To continue to render the service needed, I believe the Department should be enlarged by two lawyers for a total of 10. This will enable us to provide a continuing level of service in what can be anticipated as a step-up in civic activity. The attached Schedule shows the complement of other law departments in major Canadian cities."

Corporation Counsel has also requested that the Board review the need for the additional secretarial and clerical staff which may be required for his Department.

The Administrative Analyst has analyzed these requests and concurs that there is need for two additional Solicitor positions in the Department and also recommends the addition of two positions of Clerk Stenographer. Your Board recommends that these four new positions be approved, and that the classification thereof be reported to the Board of Administration by the Director of Personnel Services.

In addition, Corporation Counsel has requested that his position be retitled to "Director of Legal Services and Corporation Counsel" in order to describe more accurately the nature of his duties. Your Board concurs with this request.

ESTIMATE OF ADDITIONAL COSTS

Additional costs for 1974 are estimated as follows:

(a) Salaries (at 1973 rates)

2 - Solicitors	\$32,568
2 - Clerk Stenographers	13,776
	<u>\$46,344</u>
Fringe Benefits -	4,634
<u>TOTAL</u>	<u>\$50,978</u>

(b) Furniture, Equipment and Renovations

2 - Steno Desks @ \$280.00	\$ 560
2 - Steno Chairs @ \$60.00	120
2 - Electric Typewriters @ \$715	1,430
	<u>\$2,110</u>
1 - Lawyer's Desk & Run-off	650
2 - Swivel Filter Chairs @ \$200	400
2 - Side Chairs @ \$80	160
1 - Storage Cabinet	500
Waste Baskets, trays and coat racks -	200
	<u>\$4,020</u>

Note: One lawyer's office already partly furnished.

Partitioning, carpeting and electrical changes -	3,500
<u>TOTAL</u>	<u>\$7,520</u>

cont'd ....

Clause No. 1 (cont'd)

This report has been discussed with the Business Manager of the Vancouver Municipal & Regional Employees' Union who concurs herein.

PROVISION OF FUNDS

The Comptroller of Accounts advises that the additional funds will be provided by an adjustment of the 1974 appropriations during budget review.

SUMMARY OF RECOMMENDATIONS

Your Board RECOMMENDS that:

- A. The establishment of the Law Department be increased by two (2) positions of Solicitor and two (2) positions of Clerk Stenographer.
- B. The Director of Personnel Services report to the Board of Administration on classification of the four new positions.
- C. Additional funds for salaries, furniture, equipment and renovations for 1974, estimated at \$58,498 be provided by an adjustment of the 1974 appropriations during budget review.
- D. The title of Corporation Counsel be changed to 'Director of Legal Services and Corporation Counsel.'

2. Larwill Park Rentals

Your Board has received the following report from the Director of Finance:

"Larwill Park has been leased to the Bus Company since 1946. At that time Council's action was that the first five years' rental were to be used to purchase New Brighton Park and the next five years' rental were to be used towards the purchase of the West End Park site. Upon renewal of the lease in 1956 the rental continued to be set aside for the West End Park site, at an amount of approximately \$12,600 per year.

The lease was renewed again in 1969 and the annual rental of approximately \$75,000 per year was added to park purchase funds under the 1971-75 Five Year Plan.

The current lease renewal already approved by Council to take effect on January 1, 1974 reflects the tremendous increase in land values in the downtown and net rentals will now be \$190,396.43 per annum. The present Five Year Plan calls for approximately \$75,000 for parks purchase funds from the Larwill Park rentals for the years 1974 and 1975. It may be that Council will decide during the formulation of the 1976-80 Five Year Plan that a portion of Larwill Park rentals should continue to be used for park purchase purposes or Council may decide on some other use for the funds.

For the years 1974 and 1975 I RECOMMEND that the Larwill Park rentals each year that are in excess of \$75,000 be credited to the Special Property Sales Reserve Fund (Land Bank Purchase and Development Fund)."

Your Board RECOMMENDS that Council approve the recommendation of the Director of Finance.

Board of Administration, November 30, 1973 . . . (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Twenty-five Year Service Awards Ceremony

The A/Director of Personnel Services reports as follows:

"At a Twenty-five Year Service Awards Ceremony conducted in December, 1972, some 300 employees were so recognized. This was the first such ceremony held since 1965. Thus, the number of recipients were many.

During the past twelve months, another 80 employees have completed their 25 years of service to the City. This number will remain more or less steady during the next three years. It is considered desirable to establish the practice of having an Awards Ceremony on an annual basis, and thus avoid the accumulation of great numbers of recipients every four or five years. Along with the recipients and their guests, together with Department Heads and the Mayor and Council, it can be expected that some two hundred people would be present at this year's Ceremony and the following two.

Tentative arrangements have been made to conduct an Awards Ceremony on Wednesday, January 16th, 1974 at the Queen Elizabeth Playhouse Theatre. The approximate costs to hold such a ceremony would be \$1,850. which bears proportionately with the costs of the larger ceremony held last year. There will also be an additional expenditure of \$525.00 which is required to cover the cost of three years supply of certificates.

The Director of Finance reports that funds for this year's Awards Ceremony and the certificates in the total amount of \$2,375.00 are available from Contingency Reserve.

I recommend that:

- (A) Approval be given to hold a Twenty-five Year Service Awards Ceremony on an annual basis;
- (B) Funds for the 1973 Ceremony and a three-year supply of certificates, totalling \$2,375.00 be provided from Contingency Reserve."

YOUR BOARD RECOMMENDS that the foregoing recommendations of the A/Director of Personnel Services be adopted

2. Vancouver City Hall Choristers - Concert Tour

The Acting Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter dated November 16th, 1973, are requesting a portion of two working days, on Friday, December 21st and Monday, December 24th, 1973, to tour and perform in local hospitals. In addition they are asking permission to present three concerts in the City Hall rotunda on those days - two on the Friday and one on the Monday. The Choir members are also performing in the evening at various hospitals and rest homes. Some twenty members of the Civic staff are involved.

As City Council has approved similar requests of the Vancouver City Hall Choristers in previous years, I recommend that the members of the Choir be granted leave of absence with pay for the necessary portions of Friday, December 21st and Monday, December 24th, 1973 in order that they may present concerts at local hospitals and in the City Hall rotunda."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

3. Extension of Leave of Absence Without Pay -  
 L.H.J. Atkinson and D. Werlin, Officers of the  
Canadian Union of Public Employees, Local 1004

The Director of Personnel Services reports as follows:

"A letter has been received from the Vancouver Outside Employees' Union (C.U.P.E., Local 1004) requesting an extension of leave of absence without pay from January 1st, 1974 to December 31st, 1974, for L.H.J. Atkinson (Garage) and D.L. Werlin (Sewers) for the purpose of performing their duties as Officers of the Union.

The Union further requests that should Mr. Atkinson or Mr. Werlin wish to return to their work with the City, prior to the expiry of the extension period, they will be permitted to do so provided that a reasonable advance notice is given.

It is therefore recommended that Mr. L.H.J. Atkinson and Mr. D.L. Werlin, Officers of the Canadian Union of Public Employees, Local 1004, be granted an extension of leave of absence without pay from January 1st, 1974 to December 31st, 1974 inclusive for the purpose of performing their duties as Officers of the Union, and should Mr. Atkinson or Mr. Werlin wish to return to their work with the City, prior to the expiry of the extension period, they will be permitted to do so provided that a reasonable advance notice is given."

YOUR BOARD RECOMMEND that the foregoing recommendation of the Director of Personnel Services be adopted.

4. Salary & Classification Review of all Foreman  
 Classifications - A condition of the - 1972/73  
Foremen Negotiations

The Director of Personnel Services reports as follows:

"City Council at an In-Camera Meeting on September 6th, 1972 adopted the Memorandum of Agreement for the 1972-73 contracts between the Board of Parks, the City of Vancouver and the Foremen's Association.

Condition #9 specified that the Personnel Services Department would conduct a salary review of all Foremen classes and if any increase for Trades Foremen was found justifiable, it would be retroactive to July 1st, 1972.

I have reviewed the duties and responsibilities of the Foremen and recommend that the reclassifications and salary adjustments shown in the Summary below be approved, effective on the dates shown. My detailed report on the justification for these changes is on file in the City Clerk's Office for the information of Council.

SUMMARY:

<u>Equipment Branch</u>	<u>Present</u>	<u>Proposed</u>	<u>Effective</u>
<u>Incumbent</u>	<u>Classification</u>	<u>Classification</u>	<u>Date</u>
J. Mutter	Trades Foreman I	Trades Foreman I	July 1/72
V. Parker	P.G.24 (\$986-1079)	P.G. 25 (\$1033-1129)	
W. Wilson			
M. Fulkerson	Trades Foreman I	Trades Foreman I	June 16/73
	P.G.24 (\$986-1079)	P.G. 25 (\$1033-1129)	
F. Phillips	Trades Foreman I	Trades Foreman I	July 1/72
	(Night Shift)	P.G. 25 (\$1033-1129)	
	P.G.26 (\$1079-1185)	+ 2 P.G. for Night Shift	
N. Sellars	Trades Foreman II	Superintendent I	July 1/72
	(Night Shift)	P.G. 27 (\$1033-1240)	
	P.G.28 (\$1185-1291)	+ 2 P.G. for Night Shift	

cont'd ....

Board of Administration, November 30, 1973 . . . (PERSONNEL - 3)

Clause No. 4 (cont'd)

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
<u>Sanitation Branch</u>			
A. Caviglia	Foreman II	No Change	When adopted
C. Collins	P.G.23 (\$943-1033)		
E. Degan			
N. Kuciuk			
H. L. Reid			
R.J. Norton	Foreman II	No change	When adopted
D. St. Laurent	P.G.23(\$943-1033)		
L. A. Smith	Foreman II (Night Sanitation) P.G. 23 (\$943-1033) + 3 P.G. for longer hours and night shift	Foreman III P.G. 25 (\$1033-1129) + 3 P.G. for longer hours and night shift	Sept. 16/72
<u>Sewers Branch</u>			
F. Priest	Foreman III P.G.25 (1033-1129)	Superintendent I P.G.27(\$1033-1240)	July 1/72
A.Boyd	Foreman II	Foreman III	July 1/72
J.Hutchinson	P.G.23 (\$943-1033)	P.G. 25 (\$1033-1129)	
A. Hadden	Foreman II P.G.23 (\$943-1033)	Foreman III P.G. 25(\$1033-1129)	July 1/72
G. Ray	Foreman II P.G. 23 (\$943-1033)	Foreman III P.G. 25(\$1033-1129)	Feb. 1/73
L. Redmond	Foreman II P.G. 23 (\$943-1033)	Foreman III P.G. 25(\$1033-1129)	May 1/73
<u>Streets Branch</u>			
W. Smillie	Foreman II	No change	When adopted
W. Cowie	P.G.23 (\$943-1033)		
C. Hanuszkak			
G.A. Williams			
G. Keats			
G. Nelson			
E.J. Pecor			
A. Sawyer			
G. Scott			
D. McCorkindale	Foreman II	Foreman III	July 1/72
J. Howell	P.G. 23(\$943-1033)	P.G. 25(\$1033-1129)	
F. Gilbert	Foreman III P.G. 25 (\$1033-1129)	Superintendent I P.G.27 (\$1033-1240)	July 1/72
J.A. Allen	Foreman (Asphalt Plant) P.G. 23 (\$943-1033)	Foreman (Asphalt Plant) P.G. 24 (\$986-1079)	July 1/72
R. Dickie	Foreman I	No change	When adopted
L. Armbruster	P.G. 21(\$860-943)		
J. Johnston			
H. Olm			
L. Todesco			
G. M. Williams			
J. Magnussen	Foreman I P.G. 21 (\$860-943)	Foreman II P.G.23 (\$943-1033)	July 1/72
O. Allison	Foreman II P.G.23 (\$943-1033)	Foreman II,P.G.23 \$943-1033)Foreman III while engaged in major asphalt paving programmes)	July 1/72

cont'd ...

Board of Administration, November 30, 1973 . . . (PERSONNEL - 4)

Clause No. 4 (cont'd)

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
<u>Traffic Paint Branch</u>			
C.W. Hardie	Foreman Parking Meter Maintenance P.G. 22 (\$903-986)	No change	When adopted
A. Brown	Trades Foreman I P.G. 24 (\$986-1079)	Trades Foreman I P.G.25 (\$1033-1129)	Aug. 1/73
R.J. Regli	Foreman II P.G. 23 (\$943-1033)	No change	When adopted
<u>Waterworks Branch</u>			
J. Ackerman	Foreman II	Foreman III	July 1/72
F. Causton	P.G. 23 (\$943-1033)	P.G. 25 (\$1033-1129)	
E. Robertson	Foreman I	Foreman II	July 1/72
L. Mundreon	P.G.21 (\$860-943)	P.G. 23 (\$943-1033)	
R. Chamberlain	Trades Foreman I	Trades Foreman I	July 1/72
E. Trasolini	P.G.24 (\$986-1079)	P.G.25 (\$1033-1129)	
G. Dickson	Foreman III P.G.25 (\$1033-1129)	Superintendent I P.G.27 (\$1033-1240)	July 1/72
T. Finlay	Foreman II P.G. 23 (\$943-1033)	Foreman - Regulating valves, P.G. 24 (\$986-1079)	July 1/72
L. Olm	Zone Foreman	Foreman III	July 1/72
T. Price	Waterworks P.G. 24 (\$986-1079)	P.G. 25 (\$1033-1129)	
E. Barabash	Foreman I, P.G. 21 (\$860-943)	Foreman II P.G.23 (\$943-1033)	Apr. 15/73
<u>Board of Parks</u>			
N. D. Bennett	Trades Foreman I	Trades Foreman I	July 1/72
R. F. Clyde	P.G. 24 (\$986-1079)	P.G. 25 (\$1033-1129)	
A. Langridge			
G. McLaughlan			
D. Worrall			
D. Christie	Foreman I P.G. 21 (\$860-943)	Sub-Foreman II \$4.61	Jan.1,1974 (P.R. 195-3b to apply)
E. Croft	Foreman II P.G. 23 (\$943-1033)	No change	When adopted
G. Parker	Foreman II P.G. 23 (\$943-1033)	Foreman III P.G. 25 (\$1033-1129)	July 1/72
W. B. Smith	Foreman II P.G. 23 (\$943-1033)	Trades Foreman I P.G. 25 (\$1033-1129)	July 1/72
G. Casavant	Acting Foreman II	Foreman II	July 1/72
J. Wejr	P.G. 22 (\$903-986)	P.G.23 (\$943-1033)	
T. Brown	Foreman II P.G.23 (\$943-1033)	Foreman II P.G. 23 (\$943-1033) + 2 P.G. for additional responsibilities	July 1/72 until approximately Dec. 1975.
J. Crook	Foreman I	No change	When
W. McLean	P.G. 21 (\$860-943)		adopted
T.A. Laviolette			

cont'd ....

Clause No. 4 (cont'd)

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
G. Hutchings	Foreman I P.G. 21 (\$860-943) (Foreman II P.G. 23 (\$943-1033) while on beach clean-up)	No change	When adopted
D. Haugrad	Foreman I P.G. 21 (\$860-943)	Foreman II P.G. 23 (\$943-1033)	Jan. 1/73
A. Papias	Foreman I P.G. 21 (\$860-943)	No change	When adopted
<u>Cemetery</u>			
G. Addison	Foreman-Cemetery P.G. 22 (\$ 903-986)	No change	When adopted

Class Specifications for Foremen I, II, III, Trades Foreman I and Superintendent I require editorial revisions which will be done at a later date. Also a class specification will be prepared for the new class of Foreman-Regulating Valves.

It will also be necessary to abolish the following class specifications or titles:

Foreman II (Night Sanitation)  
Trades Foreman II  
Zone Foreman Waterworks  
Trades Foreman I (Night Shift)  
Trades Foreman II (Night Shift)

I further recommend that the acting rate of pay for Foremen as per Schedule "B" of the contracts be abolished, effective when this report is adopted.

The estimated cost of this proposal including fringe benefits, for six months in 1972 is \$14,637. and for twelve months in 1973 is \$36,334. The Comptroller of Accounts reports that the necessary funds will be provided from the Contingency Reserve.

The estimated annual recurring cost of this proposal based on the top step of 1973 rates, including fringe benefits, is \$38,376.

This report has been discussed with the City Engineer, the Superintendent of Parks & Public Recreation and the City Medical Health Officer and also with the City of Vancouver Foremen's Association, all of whom concur herein.

Your Board recommends that:

- (A) the above recommendations of the Director of Personnel Services be adopted
- (B) the following class specifications and class titles be abolished:
  - (a) Foreman II (Night Sanitation)
  - (b) Trades Foreman II
  - (c) Zone Foreman Waterworks
  - (d) Trades Foreman I (Night Shift)
  - (e) Trades Foreman II (Night Shift)
- (C) Schedule "B" of the two Collective Agreements be abolished effective when adopted.
- (D) Funds for 1972 and 1973 totalling \$50,971. be provided from Contingency Reserve.

Board of Administration, November 30, 1973 ..... (PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Knight St. Widening  
25th Avenue to 33rd Avenue

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street between 25th and 33rd Avenues, along with the installation of permanent pavement throughout to 57th Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues.

Following negotiations, the owners of the properties listed hereunder have agreed to convey the required widening strips on the terms indicated.

(A) Lots 21 & 22. Except West 10 ft. of each lot now lane in Sub. 3,  
Block 5, D.L.'s 391 & 392  
4783 Knight Street.

1. Loss of Land (E. 7 ft.) 462 sq. ft.		\$ 924.00
2. Rebuild fence at new property line	Estimated	594.00
3. Replace large shrubs & trees which cannot be relocated, with 10 shrubs approximately 6 ft. high inside of fence at no cost to owners	Estimated Cost	350.00

(B) Lot 19 Except the West 10 ft. now lane, Block 4 of Block 5,  
D. L.'s 391 & 392;  
4859 Knight Street.

1. Loss of Land (E. 7 ft.) 231 sq. ft.		\$ 462.00
2. Replace cut stone wall & concrete grade steps and repair any damaged lawn at no cost to the owner	Estimated Cost	1,150.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis, chargeable to Code # 148/7919."

Your Board

RECOMMENDS the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

2. Lot 5 of Lot 1, of District Lots 181, 196 and 2037  
Situated - South Side Prior St., Heatley to Hawks Sts.

The Supervisor of Property & Insurance reports as follows:

"City Council on March 20, 1973, adopted a report recommending that a portion of City-owned Lot 5 of Lot 1, D.L. 181, 196 and 2037, situated on the south side of Prior Street, between Heatley and Hawks be transferred to the Fire Department as a Headquarters site.

To create the Headquarters site, it is necessary to resubdivide Lot 5 of Lot 1 of D.L. 181, 196 and 2037, and the City Engineer has prepared a plan, copy of which is circulated. It is

Cont'd . . .



Board of Administration, November 30, 1973 ..... (PROPERTIES - 2)

Clause 2 cont'd

RECOMMENDED that the Mayor and the City Clerk be authorized to sign the plan of subdivision of Lot 5 of Lot 1, D.L. 181, 196 and 2037, marginally numbered LE3948 on behalf of the City of Vancouver."

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 5/2

BUILDING AND PLANNING MATTERS**B-4**RECOMMENDATIONS

1. Development Permit Application  
No. 63372: 954 - 56 West 7th Avenue

The Director of Planning and Civic Development reports as follows:

This Development Permit Application is to construct a building having three floors and a basement. The basement contains an office of 1,307 sq.ft. which is approximately 17% of the total floor area of the building excluding the underground parking. The remainder of the basement provides for 7 off-street parking spaces. The remainder of the development is comprised of 5 townhouses having two bedrooms each on the main floor, a studio, dining room and kitchen on the second floor and a living room on the third floor. The floor space ratio is 1.26.

The office and underground parking structure would cover the entire site with the exception of a 10' rear yard, the ingress and egress to the parking garage is from 7th Avenue. The five townhouses located on top of the basement roof slab provide approximately 59% of the site area as open space. The height of the building does not exceed the permitted 25' measured from the southerly street but does exceed the maximum permitted of 35' from the average elevation of West 7th Avenue (43').

Section 3 of the CRM-2 District Schedule, which regulations are subject to special approval by City Council, states:

'In order to encourage the development of buildings designed to take advantage of the steep north facing slope the City Council may in its discretion permit a building at variance with the regulations set out in Section 1 of the Schedule after having received the report thereon from the Technical Planning Board and after consultation with the Vancouver City Planning Commission. In the exercise of its discretion, the Council shall also have due regard to the following:

- (a) The provision of private outdoor living space, daylight, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and its overall design.
- (b) For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
  - (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.6. of the CRM-2 Multiple Dwelling District Schedule and
  - (ii) the height of a building exceed 35' nor 25' measured from the centre line level of the nearest street directly southward.'

Department Report, November 30, 1973 . . . . .(BUIL DING - 2)

Clause #1 continued

The Design Panel dealt with this application on July 9, 1973, and reported to the Technical Planning Board:

"Development Permit Application #63372  
954-956 West 7th Avenue - CRM-2

Townhouses

The Panel is delighted with this innovative scheme and is of the opinion that projects of this kind be strongly encouraged.

RECOMMENDATION: THAT the Technical Planning Board approved this design."

On July 13, 1973, the Technical Planning Board resolved that the design be approved.

The Technical Planning Board in dealing with this application on September 14, 1973, recommended that a report be submitted to City Council approving Development Permit Application No. 63372 in accordance with the submitted application, such plans and information forming part thereof thereby permitting an office and 5 townhouse development subject to the following conditions:

1. Prior to the issuance of the development permit,
  - (a) that the applicant can and first does obtain the approval of the Board of Variance for the development having a height in excess of 35' when measured from the adjacent grade at West 7th Avenue  
(This was approved by the Board of Variance on September 26, 1973, Appeal No. 19204.)
  - (b) revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development indicating:
    - (i) the details of good quality landscaping and satisfactory treatment of all open portions of the site
    - (ii) that the underground parking garage will maintain a clear head room of 7'.
  - (c) provisions for refuse disposal to be to the satisfaction of the City Engineer.
2. Seven off-street parking spaces are to be provided in accordance with the approved drawings and all relevant requirements of Section 12 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.
3. All landscaping of the site to be provided in accordance with the approved drawings within 6 months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
4. No signs to be permitted except by prior approval of the Technical Planning Board.

The Technical Planning Board in approving the scheme relaxed the required off-street parking from 10 spaces to 7 spaces and the 1 off-street loading space was relaxed to nil on the understanding that the Department of Planning and Civic Development will be bringing forward an amendment to

Department Report, November 30, 1973 . . . . . BUILDING - 3

Clause #1 continued:

the Zoning By-law before December 31st, 1973, and that such amendment will include changes in the parking requirements.

The Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board and "that the architect be congratulated on his skilful and imaginative interpretation of the CRM-2 regulations".

Commercial content for developments in the Fairview Slopes

On October 5, 1973, the Technical Planning Board on being informed by the Director of Planning

"The intent in writing the regulations initially was to provide for mainly a residential district within which commercial development would be permitted. It was clearly the intent that residential use would dominate and that commercial use would be secondary. The first drafts of the regulations, in fact, provided for a maximum of 25% commercial content in each case, but as a result of representations by the Vancouver City Planning Commission, this 25% was deleted and the regulations were approved with no specific limitation on the proportion of commercial."

and the concern expressed by the Chairman of the Civic Development Committee and the False Creek Committee, considered the issue and resolved:

"THAT the Technical Planning Board adopt as a policy a limitation of approximately 25% on the commercial content in in any development, either new development or the conversion of existing buildings; this policy to take effect immediately and continue until the adoption of a revised by-law for the Fairview Slopes."

It is recommended that Development Permit Application #63372 be approved in accordance with the recommendations of the Technical Planning Board and City Planning Commission.

2. Subdivision Appeal, 3537 Osler Street:  
David James Macfarlane

The Corporation Counsel reports as follows:

"By a judgment of October 29, 1973, the British Columbia Supreme Court allowed an appeal from the decision of the Approving Officer, thereby permitting the subdivision of the property at the above address. The subdivision will result in the creation of lots significantly smaller than those in the immediate neighbourhood. Since the date of this judgment another case, similar to that of Mr. Macfarlane, has been taken to Court and judgment has been reserved.

In my opinion there are grounds for appealing the decision in the Macfarlane case and a Notice of Appeal should be filed and served. Whether the appeal should be proceeded with will depend to some extent on the decision in the subsequent case.

I recommend that I be given authority to appeal the decision in the Macfarlane case."

CONSIDERATION

3. Development Permit Application  
 No. 61931: 951 East 8th Avenue - RM-3  
"ANAVETS" Senior Citizens' Residence

The Director of Planning reports as follows:

"On March 22, 1973, a development permit application was filed with the Department of Permits and Licenses by the Architects, McCarter, Nairne and Partners, on behalf of the owners, to construct an apartment building containing 53 dwelling units, for senior citizens at 951 East 8th Avenue.

On May 4, 1973 the Technical Planning Board approved the application subject to a number of conditions, among which was:

'The architectural design of the building is to be first approved by the Technical Planning Board on advice from the Design Panel'.

The application was first seen by the Design Panel on June 25, 1973, and criticised as follows:-

'The Panel is highly critical of this design and wonders if anything can be done about the current tendency to put old people in "stacked dormitory boxes." The Panel finds the proportions of the building "lumpish" and the appearance dreary, regimented and institutionalized.

The Panel also questions the lack of interior and exterior recreational spaces and wonders why the sponsors of this building are not forced to provide these, as it will be the City who will ultimately be stuck with providing such facilities.

The Panel is concerned about the fact that only one elevator will have to provide service to over 50 units.

The Panel is of the opinion that the City needs a set of guidelines, governing senior citizens' housing requirements and suggests that such be drawn up by the appropriate body.'

The Technical Planning Board on June 29, 1973, adopted the Panel's recommendation that the item be referred back to the architects for re-thinking and re-design.

The architects for the project replied to the Panel's criticism and asked that the following points be taken into consideration:-

- '1. Vertical Stacking - is a very real economic reply to high urban land costs. Senior Citizens' housing is developed by non-profit organizations under rental ceilings imposed by CMHC which relate to the means of these tenants. Economic constraints permit little beyond a search for maximum yield to lower the average cost per unit. If it is conceded that senior citizens have a right to dwell within the entire fabric of the city, then the intensification of development and search for most economic building forms to offset high land costs and other high urban cost factors can only be reduced through further subsidizations. To date this is not available and we are not at liberty to seek other than the most economical answers within the several constraints imposed.
2. General Appearance - can be improved in terms of materials, fenestration and colour.

cont'd....

Clause No. 3 continued

3. Massing - This is the direct result of RM-3 zoning envelope applied to this site. The basic philosophy behind RM-3 is to encourage vertical tower forms rather than horizontal forms - the 'walling' of streets being seen as undesirable by City Planning. The result is a squat tower form. Significant massing changes imply a change or deviation from a basic zoning policy in force. Therefore, some indication of the extent of deviation acceptable to the Technical Planning Board must be given, at least to the extent of indicating basic preference between a slimmer tower or a horizontal, low-profile development. How much latitude is available to our designers?
4. Recreation Spaces - A social recreation lounge, minor lounge and lobby room have been provided at ground level. The circumstance has been experienced on previous projects where indoor space proved excessive. A progressive programme for grounds developed for recreation has been prepared. However, it was felt misleading to submit this intended plan since its realization is contingent on tenants' desires and owners' means.
5. Elevator - The Panel should recognize that 48 singles units served in the basic operation is actually 48 persons and a very low level of utilization. A proper single car operation is an area where the best servicing possibilities can be expected is not an unreasonable answer to a low cost housing such as this. We ask the Panel to think in terms of people-numbers rather than in unit or suite numbers which in familiar apartment building terms might imply two to two-and-one-half as many people.

In summary, we suggest that some of the Design Panel's concerns involve basic city planning issues and policies. We cannot be expected to challenge these without some indication of the line toward acceptance by City authorities. We ask that the opportunity for review with the Design Panel be afforded us, after which we will make re-submission along mutually acceptable lines.'

The Panel saw the proposal again on October 29, 1973, and noted the improvements to the appearance of the building, but as no changes could be made to the basic concept of the building, they felt that they had no alternative but to reiterate their previous criticism and this time recommend refusal.

The Technical Planning Board on November 2, 1973, deferred consideration of this item for one week for a report from the Director of Planning.

On November 9, the Technical Planning Board received the report from the Director of Planning, which read in part as follows:-

'Although I share some of the Panel's criticism and concern, I believe the scheme which has been prepared with the detailed approval of Central Mortgage and Housing Corporation, meets the requirements of the Zoning and Development By-law and therefore would recommend that this design be approved.

If this recommendation is adopted by the Technical Planning Board, it should be forwarded to Council.'

It was then regularly moved and seconded:

'That in accordance with the recommendation of the Director of Planning, the design of this development be approved.'

The Development Permit is ready for issuance except for the matter of difference of opinion on design between the Design Panel and the Technical Planning Board."

The Director of Planning submits the foregoing report for the CONSIDERATION of Council.

4. Rezoning: N/S Richelieu,  
West of Oak Street

The Director of Planning reports as follows:

"An application has been received from M. Charkow requesting and amendment to the Zoning and Development By-law whereby Lots 12 and 13, Block 52, D.L. 526, being the north side of Richelieu, west of Oak Street, would be rezoned from RS-4 One Family Dwelling District to RS-1 One Family Dwelling District. Mr. Charkow has submitted with his application a letter which states in part:

"I have owned and paid taxes on this property for approximately 25 years and propose to subdivide the two lots into three residential lots for single dwelling homes. One of these will be used for my own personal residence.

The street frontage of both lots is approximately 200 feet and 170 for depth. Subdividing these two lots into three 67 foot lots would make three desirable and practical homesites. These lots should not be in Shaughnessy proper as the lots are bounded by rooming houses and apartments to the immediate north and east sides, and to the south by attractive moderately priced homes approximately 66 foot frontage. Incidentally commercial retail stores are within one half block distance.

I find it impractical and financially impossible to build on these lots as each area is immense. Three single homes would improve the area as the enclosed petition from the neighbours shows. This property has been used as a garbage dump for years and may continue to remain a disgrace to this area unless a practical solution can be found. I trust that this application will be approved by both the technical planning board and the town planning commission."

Also attached to Mr. Charkow's application is a petition by owners of seven properties located in the 1000 Block Richelieu, 1100 Block Wolfe and 1100 Block W. 16th Avenue, recommending the rezoning be granted.

A map is attached for information.

The sites currently have a frontage of 98' and 105' and a depth ranging from 153' to 191'. Immediately to the north across the lane are a number of 66' lots which are not located within Shaughnessy and are zoned RT-2 Two Family Dwelling District. Immediately to the east across the City lane are a number of 60' lots zoned RM-3 Multiple Dwelling District and are outside the boundaries of the Shaughnessy, RS-4 One Family Dwelling District. Immediately across the street are lots of various sizes with a minimum of 65' frontage and 104' in depth to 78' frontage and 172' in depth. Lots 5, 6 and 7 immediately across Richelieu to the south, having frontages of 64' to 68' and depths ranging from 140' to 199', are currently developed with new single family dwellings.

An application was made on November 30, 1967, to rezone Lots 6 & 7, Block 52, D.L. 526, on the south side of Richelieu. It was recommended refusal by the Technical Planning Board and Vancouver City Planning Commission and was subsequently withdrawn by the applicant.

cont'd....

Clause No. 4 continued

Under the provisions of the Zoning and Development By-law a site for a new one family dwelling in an RS-4 One Family Dwelling District shall have an area of not less than 9500 sq.ft. and a minimum width of not less than 85' except in the case of a lot of not less than 8500 sq.ft. in area on record in the Land Registry Office for the Vancouver Land Registration District.

The Subdivision Control By-law requires a minimum lot area of 9500 sq.ft. and a minimum frontage of 85' with discretion of the Approving Officer under certain conditions to grant subdivision in the RS-4 One Family Dwelling District with a minimum frontage of 75' and minimum lot area of 8500 sq.ft.

The proposal for resubdivision shows the width of the lots to be 67.6' and an area of approximately 12,000 to 13,000 sq.ft.

The Technical Planning Board on September 7, 1973, recommended that the application be not approved as rezoning in isolation in the RS-4 One Family Dwelling District should not be entertained until a study on the overall re-subdivision has been commenced and completed after discussion with the owners of property within the RS-4 One Family Dwelling District and the Shaughnessy Heights Property Owners Association.

On October 5, 1973, the Vancouver City Planning Commission recommended that the application be approved."

The recommendations of the Technical Planning Board and the Vancouver City Planning Commission are submitted to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 505 <sup>513</sup>



Department Report, November 30, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Harbour Park Developments

The Director of Finance reports as follows:

"During the final stages of legal and financial work leading to the acquisition of the shares of Harbour Park Developments Limited by the City, I found it necessary to extensively use the services of our External Auditors, Riddell Stead & Co. This was necessary because of the complexity of the various outstanding agreements and new agreements, and because I felt that an in-depth analysis of the financial position of the company was necessary prior to our assuming ownership of the shares. Up to the date of the transfer of the shares to the City the cost related to the above work by Riddell Stead & Co. is expected to be slightly less than \$3,000 and I would therefore RECOMMEND that an appropriation from Contingency Reserve be provided in the amount of \$3,000 to pay for the above noted services.

FOR COUNCIL ACTION SEE PAGE(S) 5/3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON HOUSING

November 20, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, November 20, 1973 in the No. 2 Committee Room at approximately 11:00 a.m.

PRESENT: Alderman Harcourt (Chairman)  
Alderman Hardwick (arrived at 11:30 a.m.)  
Alderman Massey  
Alderman Rankin

COMMITTEE CLERK: M. Kinsella

RECOMMENDATION

1. Sale of City-Owned Land for Senior Citizens Housing

Council on May 29, 1973 adopted the following recommendations of the Standing Committee on Finance and Administration with respect to sale of City-owned land for senior citizen's housing:

- "(a) That the City of Vancouver offer for sale to the federal and provincial governments, land suitable for senior citizens housing for development under the federal-provincial arrangements as provided for in Section 40 of the National Housing Act as part of the Greater Vancouver Regional District Housing Program.
- (b) That the City request the Greater Vancouver Regional District to pursue further with the appropriate agencies, the management of federal-provincial public housing for senior citizens by non-profit organizations concerned with housing the elderly.
- (c) That the City propose to the Greater Vancouver Regional District that the District request the Province to amend the Supplementary Letters Patent relating to the Regional District's housing program to permit municipal tax losses on tax exempt senior citizens housing to be shared amongst member municipalities on the same basis as other costs, or pursue with the Senior Governments and the Greater Vancouver Regional District the concept of sharing the tax loss on the 75%, 12 ½%, 12 ½% formula now used for public housing."

Representatives of the Planning Department and the Property and Insurance office advised that Council members are referring non-profit organizations to civic staff who, because of the above noted policy, are unable to give these organizations any positive direction. Consequently, a number of non-profit organizations are being frustrated in their efforts to develop senior citizens housing because of inability to obtain sites.

cont'd ....

Clause No. 1 (cont'd)

Following further discussion with those present, your Committee

RECOMMENDS

That Council expand its present policy re sale of City-owned land for senior citizens housing, as quoted below, to include the City itself facilitating any group who wish to purchase City-owned land for senior citizens housing, where indications are that difficulties or delays may be encountered by the group if the land is offered for sale by the City to the Greater Vancouver Regional District.

Present Policy

- (a) That the City of Vancouver offer for sale to the federal and provincial governments, land suitable for senior citizens housing for development under the federal-provincial arrangements as provided for in Section 40 of the National Housing Act as part of the Greater Vancouver Regional District Housing Program.
- (b) That the City request the Greater Vancouver Regional District to pursue further with the appropriate agencies, the management of federal-provincial public housing for senior citizens by non-profit organizations concerned with housing the elderly.
- (c) That the City propose to the Greater Vancouver Regional District that the District request the Province to amend the Supplementary Letters Patent relating to the Regional District's housing program to permit municipal tax losses on tax exempt senior citizens housing to be shared amongst member municipalities on the same basis as other costs, or pursue with the Senior Governments and the Greater Vancouver Regional District the concept of sharing the tax loss on the 75%, 12 ½%, 12 ½% formula now used for public housing.

INFORMATION

2. Progress Report on Renovations of the  
Central & Oliver Hotels and Ferry Rooms

Mrs. S. Schmid, United Housing Foundation, reported orally on progress to date with respect to the renovations of the Central and Oliver Hotels and the Ferry Rooms. Work commenced November 15, 1973 on the renovations -- the late start was due to necessary changes in the plans. The United Housing Foundation hopes to have the renovations completed and the three premises fully occupied by mid February, 1974. Mrs. Schmid advised that the final cost figures should be available to the Committee within a short time.

RESOLVED

To receive the progress report of the United Housing Foundation.

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3. Proposed Multi-Level Care Facility  
as Replacement for Taylor Manor

Council on August 1, 1972, when considering the attached progress report of the Medical Health Officer, the Director of Social Planning and the Director of Welfare Services approved the following recommendations:

- "(a) That the progress report of the Medical Health Officer, the Director of Social Planning and the Director of Welfare Services be accepted.
- (b) That funds not to exceed \$10,000 be set aside to pay for the services of a consultant to prepare a detailed functional report (to include estimated costs)."

The Medical Health Officer advised that, to date, a consultant has not been appointed.

RESOLVED

That the Assistant Director, Construction and Maintenance Division be instructed to hire a consultant as soon as possible to proceed to prepare a detailed functional report for development of a proposed multi-level care facility as replacement for Taylor Manor.

At this point, the meeting adjourned into an "In Camera" session at 11:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 514